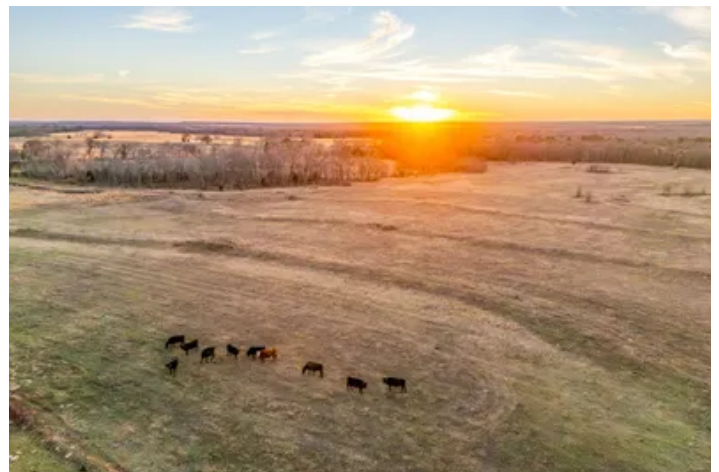
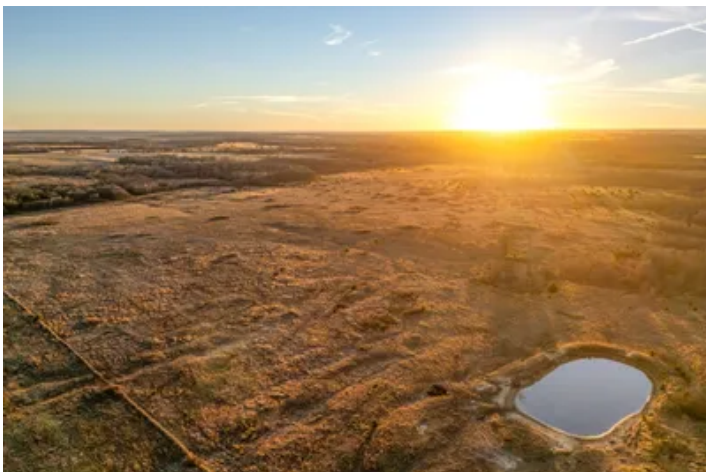


Clearview Ranch
381078 W 110 Rd
Okemah, OK 74859

\$2,120,000
635± Acres
Okfuskee County



Clearview Ranch
Okemah, OK / Okfuskee County

SUMMARY

Address

381078 W 110 Rd null

City, State Zip

Okemah, OK 74859

County

Okfuskee County

Type

Farms, Hunting Land, Horse Property, Ranches, Single Family, Recreational Land, Residential Property, Timberland

Latitude / Longitude

35.413404 / -96.220202

Dwelling Square Feet

1,100

Bedrooms / Bathrooms

3 / 2

Acreage

635

Price

\$2,120,000

Property Website

<https://arrowheadlandcompany.com/property/clearview-ranch/okfuskee/oklahoma/88230/>



Clearview Ranch Okemah, OK / Okfuskee County

PROPERTY DESCRIPTION

Welcome to the Clearview Ranch, an incredible 635 +/- acre cross fenced ranch in Okfuskee County, Oklahoma! This ranch has been meticulously designed for efficient rotational grazing and also provides recreational opportunities for the family! The ranch is currently running 148AU's with room to spare. With reasonable management practices such as weed spraying and rotational grazing, and historically, an abundant stand of improved grass, this tract would support 200+/- AU'S. Multiple ponds are scattered throughout the property, ensuring ample water for livestock and wildlife alike. A comfortable ranch home sits alongside a barn with sturdy livestock pens, making daily operations seamless. While the open pastures are ideal for grazing, the property also features secluded big-timber draws that create natural cover for deer, turkey, and other native wildlife—making this a real combination of production and recreation for your family. This property does have access to rural water. Whether you're looking to expand your cattle operation or enjoy the hunting opportunities that come with mature timber and diverse terrain, this ranch offers it all. Located 14 +/- miles from Henryetta, 29 +/- miles from Okmulgee and 65 +/- miles from Tulsa! All showings are by appointment only. For more information or to schedule a private viewing please contact Steele Schwonke at [\(918\) 424-6065](tel:9184246065) . Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

Clearview Ranch
Okemah, OK / Okfuskee County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

